

To Let

Retail unit in busy shopping centre

12a The Arcade, Farnham Road, Hilldene Shopping Centre,
Romford, Essex RM3 8EB

Location

Located in The Arcade off Farnham Road on the busy Hilldene Shopping Centre close to an array of multiple retailers including Sainsbury's Local, Santander, Co-Op and Iceland amongst others. This is a popular retail area serving a large residential area a short distance to the north of Gallows Corner and the A12.

Accommodation

The property comprises a retail unit benefitting from a glazed shop front with a security shutter. There is extensive metered car parking located throughout the Hilldene Shopping Centre.

The premises afford the following approximate dimensions and areas:

Shop Width:	17 ft 6 in	5.34m
Shop Depth:	14 ft 3 in	4.35
Retail Area:	243 sq.ft.	23 sq.m.
Kitchenette	41 sq.ft.	4 sq.m.

Terms

The premises are offered on a new full repairing and insuring lease expiring on 31st October 2022 or a longer term, subject to a landlord break option on this date. The rent is £8,750 per annum exclusive of all other outgoings. The rent will be subject to periodic upwardly only rent reviews.

Energy Performance Rating

The property has an EPC rating of C - 70.



Rates

The property has been assessed as having a rateable value of £5,400. Interested parties applying and qualifying for Small Business Rate Relief should receive 100% relief and therefore pay no business rates. However, please verify with Havering Council Business Rates Department.

Legal Costs

Each party to bear their own legal costs.

Viewing

By prior appointment with Hilbery Chaplin 01708 745 000:

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These particulars provide a general guide only and do not constitute part of any contract. We have not tested any services. VAT may be applicable. Applicants should satisfy themselves as to the correctness of the details.